

**CALENDAR ITEM  
C31**

A 10  
S 2

12/17/14  
PRC 3541.1  
D. Simpkin

**GENERAL LEASE – RECREATIONAL USE**

**LESSEE:**

Catherine Amatruda

**AREA, LAND TYPE, AND LOCATION:**

Sovereign land in the Petaluma River, adjacent to 45 Hillside Terrace, near Novato, Marin County.

**AUTHORIZED USE:**

Use and maintenance of an existing walkway, boathouse and pier.

**LEASE TERM:**

10 years, beginning July 26, 2014.

**CONSIDERATION:**

\$159 per year, with an annual Consumer Price Index adjustment.

**SPECIFIC LEASE PROVISIONS:**

Liability insurance in the amount of no less than \$1,000,000 per occurrence.

**OTHER PERTINENT INFORMATION:**

1. Lessee owns the upland adjoining the lease premises.
2. On December 9, 2004, the Commission authorized issuance of Lease No. PRC 3541.9, a General Lease – Recreational Use, to Roy Kaltschmidt and Catherine Amatruda for a period of 10 years, for use and maintenance of an existing walkway, boathouse, and pier. The lease expired on July 25, 2014. The Lessee is now applying for a new lease.
3. The staff recommends that the Commission find that this activity is exempt from the requirements of the California Environmental Quality Act (CEQA) as a categorically exempt project. The project is exempt under Class 1, Existing Facilities; California Code of Regulations, Title 2, section 2905, subdivision (a)(2).

CALENDAR ITEM NO. **C31** (CONT'D)

Authority: Public Resources Code section 21084 and California Code of Regulations, Title 14, section 15300 and California Code of Regulations, Title 2, section 2905.

4. This activity involves lands identified as possessing significant environmental values pursuant to Public Resources Code section 6370 et seq., but such activity will not affect those significant lands. Based upon the staff's consultation with the persons nominating such lands and through the CEQA review process, it is the staff's opinion that the project, as proposed, is consistent with its use classification.

**EXHIBITS:**

- A. Land Description
- B. Site and Location Map

**RECOMMENDED ACTION:**

It is recommended that the Commission:

**CEQA FINDING:**

Find that the activity is exempt from the requirements of CEQA pursuant to California Code of Regulations, Title 14, section 15061 as a categorically exempt project, Class 1, Existing Facilities; California Code of Regulations, Title 2, section 2905, subdivision (a)(2).

**SIGNIFICANT LANDS INVENTORY FINDING:**

Find that this activity is consistent with the use classification designated by the Commission for the land pursuant to Public Resources Code section 6370 et seq.

**AUTHORIZATION:**

Authorize issuance of a General Lease – Recreational Use to Catherine Amatruda, beginning July 26, 2014, for a term of 10 years, for the use and maintenance of an existing walkway, boathouse and pier as described in Exhibit A and shown on Exhibit B (for reference purposes only) attached and by this reference made a part hereof; annual rent in the amount of \$159, with an annual Consumer Price Index adjustment; and liability insurance with coverage of no less than \$1,000,000 per occurrence.

**EXHIBIT A**

**PRC 3541.1**

**LAND DESCRIPTION**

A parcel of tide and submerged land situate in the bed of the Petaluma River, lying adjacent to Rancho De Novato, patented April 10, 1866, Marin County, State of California and more particularly described as follows:

All those lands underlying an existing pier, walkways and boathouse lying adjacent to that parcel as described in Grant Deed, recorded May 30, 2013 in Document Number 2013-0037117 in Official Records of said County.

EXCEPTING THEREFROM any portion lying landward of the ordinary high water mark of the right bank of said river.

Accompanying plat is hereby made part of this description.

**END OF DESCRIPTION**

Prepared 10/08/14 by the California State Lands Commission Boundary Unit





PETALUMA RIVER

OUTER EDGE OF MARSH

EXISTING PIER

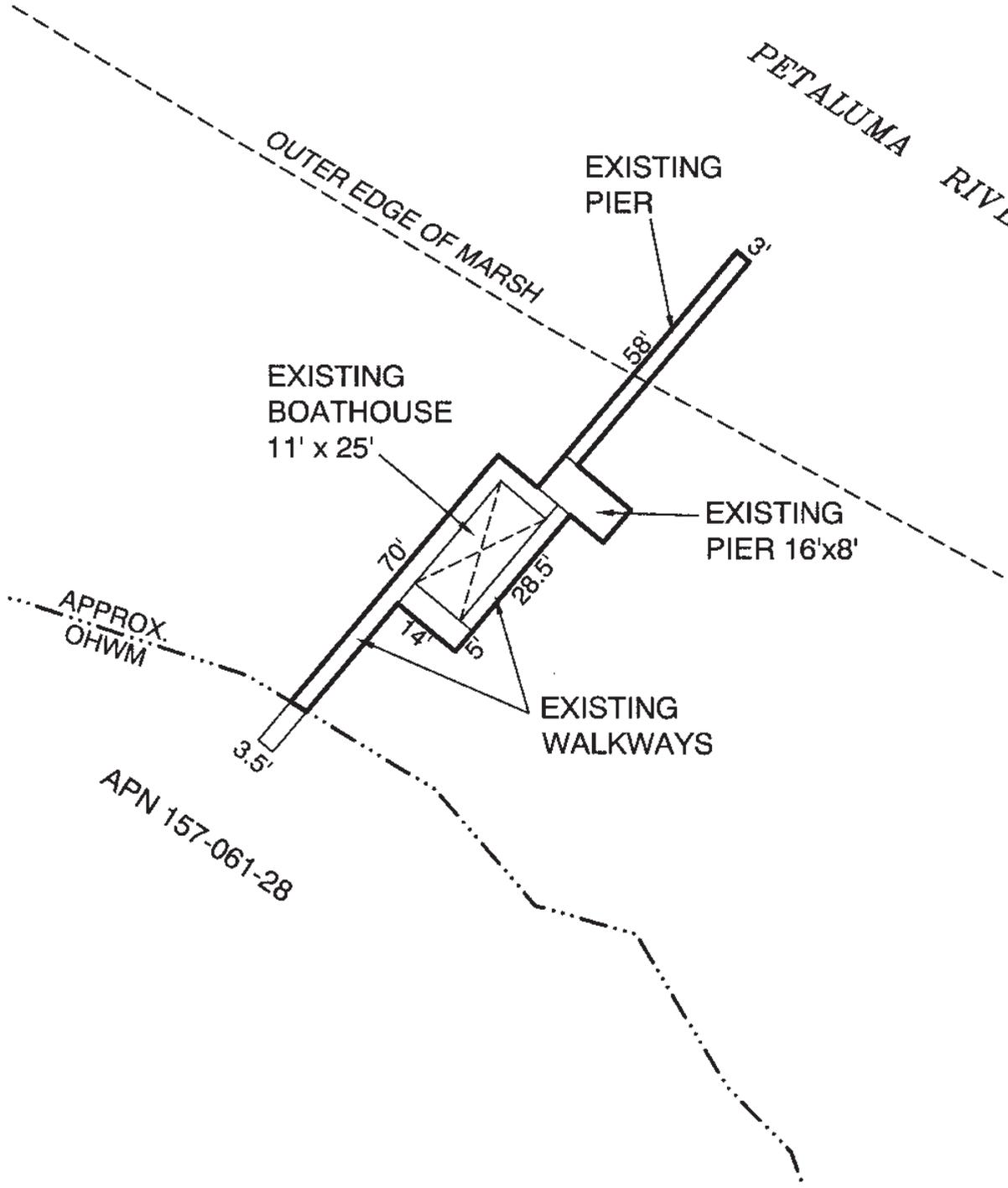
EXISTING BOATHOUSE  
11' x 25'

EXISTING PIER 16'x8'

EXISTING WALKWAYS

APPROX. OHWM

APN 157-061-28

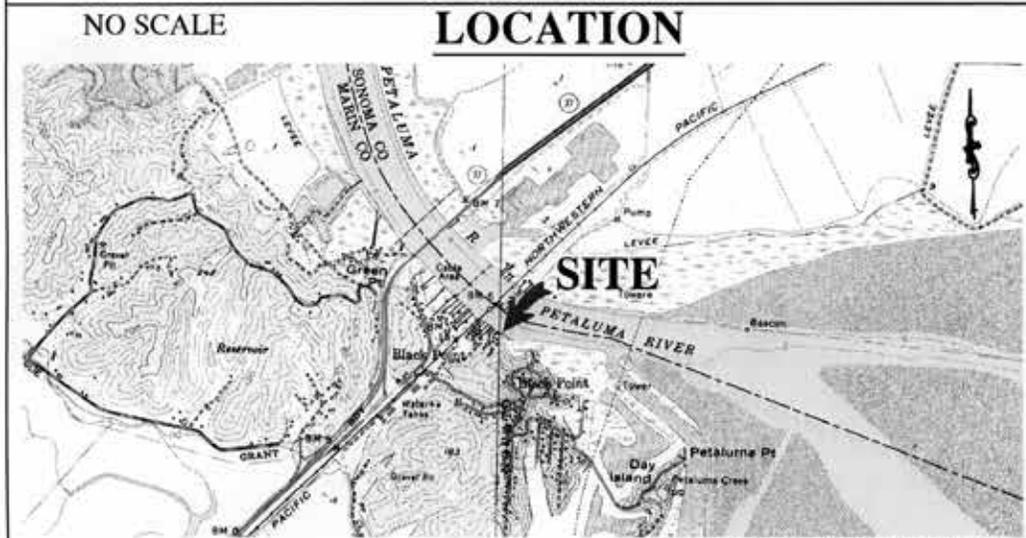
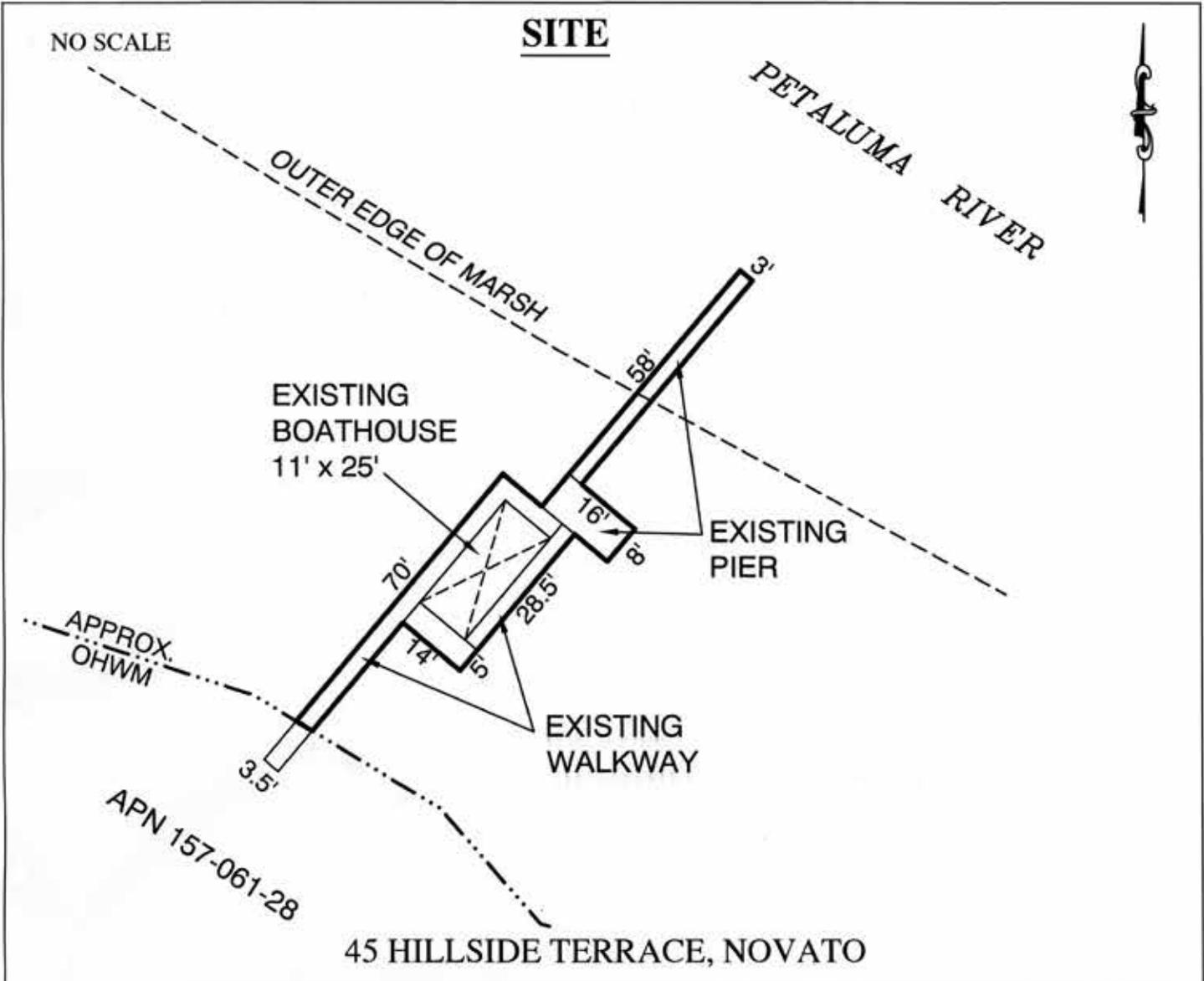


### EXHIBIT A

LAND DESCRIPTION PLAT  
PRC 3541.1, AMATRUDA  
MARIN COUNTY

CALIFORNIA STATE  
LANDS COMMISSION





**Exhibit B**

PRC 3541.1  
AMATRUDA  
APN 157-061-28  
GENERAL LEASE -  
RECREATIONAL USE  
MARIN COUNTY



This Exhibit is solely for purposes of generally defining the lease premises, is based on unverified information provided by the Lessee or other parties and is not intended to be, nor shall it be construed as, a waiver or limitation of any State interest in the subject or any other property.